## THE REAL ESTATE MARKET

MANHATTAN'S BIG BUILDING FIGURES FOR JANUARY.

Plans Filed for 87,274,000 of Structural Work, Against \$3,538,000 a Year Ago-Capital Invested in Apartment Houses Near the High Record Mark,

Building Superintendent Edward S. Murphy's report of the building operations in Manhattan for January records the new year's opening boom in apartment house and office building construc-The department figures as tabulated by Statistician James W. Spencer show that twenty-eight tenement houses were planned during the month, calling for a capital investment of \$3,088,000. an expenditure which was surpassed

over the record of the previous January. when only a single office building was planned, to cost \$200,000. This year's new office building record includes the twelve story offices on West and Washington streets to be prected for the Reade-Duane Construction Company, replacing

costing \$1,335,000, and the latest uptown office skysoraper, planned by Henry Corn, an eighteen story edifice of ornate design to replace the old Juilliard mansion at Fifth avenue and Seventeenth street and to be known as the Mercantile Exchange. It is to cost \$750,000.

In the category of public buildings planned in January this year Statistician Spencer includes the \$250,000 chapel of the Union Theological Seminary, an imposing Gothic edifice at the south end of the seminary quadrangle on Morningside Heights, the plans of which were changed during the month to provide a costlier building than that first designed by the architects, and the new Thirteenth Precinct station house, which is to be a type of the new solid concrete block construction, handsomely finished for the style of the Florentine Renaissance and which will adorn the eastern end of the Williamsburg Bridge plaza at Delance. by the architects, and the new Thirteenth Precinct station house, which is to be a type of the new solid concrete block construction, handsomely finished in the style of the Florentine Renaissance and which will adorn the eastern end of the Williamsburg Bridge plaza at Delancey and Clinton streets and cost \$163,000.

Statistician Spencer also makes note of

and Clinton streets and cost \$165,000.

Statistician Spencer also makes note of the new nine story \$150,000 garage to be erected for the Island Realty Company at Broadway and Fifty-seventh street and which is to be a Gothic edifice designed to adorn the new automobile garage centre near Central Park, an investment which reflects the tremendous development of this particular line of business.

The total projected investment in new ment of this particular line of business.

The total projected investment in new building work for the month is \$7,274,850, representing sixty-two buildings of various classifications, as compared with \$3,538,000 invested in forty-three buildings in January, 1908, a gain to the credit of the new year of \$2,238,000 \* in capital investment and nineteen in the number of buildings.

The alteration work statistics show a corresponding increaselthis year in the same two lines of improvements to tenement houses and office buildings, the ment houses and office buildings, the most notable individual alteration operation for the month being the remodelling of an old private school on West Fifty-fourth street into a modern club house for the newly established City Athletic Club, an enterprise in which \$50,000 is invested. The total alteration work for the month is \$646.583, representing improvements of various kinds to 223 different buildings, as compared with \$534,870 expended upon 205 buildings in 1908.

1908.

■ The total January investment for new building and improvements to existing edifices is \$7,921,433, representing 285 new and old edifices, as compared with \$4,072,-870, representing 248 new and old buildings, which was the record in January, 1908.

Statistician Spencer's tables are ap-

poundou,			
MANEATTAW BUILDING	BECORD P	-	WVARY.
	Cost.		Cost.
New buildings. No.	1900.	No.	1908.
Dwellings costing			*****
between \$20,000			
_ and \$50,000 4	\$185,000		
Tenement bouses 28	3,055,000	15	\$1,250,00
Stores coating over	0,400,000	10	er'sgo'oo
\$30,000 6	875,000		1,480,00
Stores costing be-	610,000	•	1,000,00
tween \$15,000 and			
\$80,000 and	50,000		
Stores costing less	80,000	***	******
than \$15,000 5	38,000		
Offices	2,345,000	***	*****
Offices	2,346,000		200,00
Manufactories and	116,000		
workshops	250,000		2,30
Churches I	280,000		35,00
Public buildings-			
Municipal 1	165,000	•	875,00
Stables and garages. 1	150,000		87,00
Other structures 8	17,850	16	8,75
Totale			
Totals 62	\$7,274,860	43	\$3,584,05
	Cost.		Cost.
Aiterations: No.	1909.	No.	1608.
Dwellings 34	\$123,093	14	\$114.800
lenements120	160,700	106	158,62
Hotels	18,400		22.000
Stores 35	146,005	27	63,220
Offices 12	86,475	14	28,356
actories and shops. 7	9.525	18	89,471
Churches 1	25,000		26,600
Fuelle buildings 9	70,905	9	81.500
Stables and garages 2	6.390	4	5,300
		-	10,000

avenue, two five story flats, on plot so.11x HEARD BY TELEPHONE GIRL NINETY-SIXTH STREET.—The Prescott Realty Company has sold the four story flat at No. 172 East Ninety-sixth street, on plot 30x100.8.

flat at No. 172 East Ninety-sixth Street, on plot 30x100.8.

PITT STREET.—Leon Pizer has bought from Simon Spiegelberg No. 28 Pitt street, a six story tenement, on lot 25x 100, 87 feet north of Broome street.

RUTHERFORD PLACE.—The estate of Josifa N. Osborn is reported to have sold No. 2 Rutherford place, adjoining the corner of Seventeenth street, a five story and basement dwelling, on lot 20x100.

103D STREET.—Louis Kraus has sold for Heliner & Wolf the five story flat at No. 80 West 103d street, on lot 25x100:11, to Henry Wittenberg.

NINETY-FOURTH STREET. The Thomas I. Reynolds Company has sold for Olney B. Dowd to Miss Grace Volk for occupancy No. 175 West Ninety-fourth street, three story dwelling, on lot 17.ex100.8.

MINFORD PLACE.—J. J. Haggerty has sold the two family house at No. 1444 Minford place, on lot 25x100, for Francis T. Quinn. The People's case against William Gow of the Borough Bank of Brooklyn was concluded in the Supreme Caurt in Brooklyn before Justice Crane yesterday and Martin Littleton for the defence made his opening address to the jury. The

### Leases.

### Miscellaneous,

The Metropolitan Life Insurance Company has loaned to W. R. H. Martin \$2,400,000 for ten years on the Martinique, at the northeast corner of Broadway and Thirty-second

The Equitable Life Assurance Society as loaned \$1.750,000 for ten years at 4½ er cent, on the New Theatre, on Central ark West, Sixty-second to Sixty-thfrd

### Building News.

Building News.

James B. Baker, as architect for Kuhn, I.cob & Co., filed plans with Building Superintendent Murphy yesterday for a roof house on the twenty story office building at the corner of William and Pine streets, to be built of iron, concrete, terra cotta and stucce and designed for the use of the banking over the four story storehouselat Nos. 7 and 8 Ganse.

Plans have been filed for making over the four story storehouselat Nos. 7 and 8 Ganse voort street, owned by Mrs. L. R. Robinson of Baltimore, into a cracker bakery, the change of occupancy being made for Herbert Hoffman as lessee.

Plans have been filed for enlarging the three story and hasement dwelling at the southwest corner of Madison avenue and 130th street and installing stores in the lower stories. The improvements are to be made for Sundel Hyman as owner. Sommerfeld & Steckler are the architects.

No plans for new buildings were filed in either Manhattan or The Bronx.

Warran Tomlinson, a bookkeever in the lower company nor had he paid for any of it. Warran Tomlinson a bookkeever in the lower intention of the stock of the trust company nor had he paid for any of it.

Peabody & Co. The \$1,250,000 engaged Peabody & Co. The \$1,250,000 engaged yesterday, together with \$250,000 engaged by the National City Bank the latter part of last week, will be shipped on a steamer sailing on Friday, and bankers considered it probable that the same steamer would carry additional amounts which may be engaged subsequently. There was also an expectation that direct shipments to London may be made this week, sterling exchange rates continuing firm notwithstanding the Argentine shipments, most of which, it is understood, are for London account.

### Court Calendars This Day.

Gurches and shops. 7

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at the Grand Central Station for about ten days, closing up his affairs, and will then go for a long trip in the South. Mr. then go for a long trip in the South. Mr. Brown said that no important changes in the staff were contemplated. Two minor changes were announced in the selection of W. B. Pollock, who has been in charge of the marine department, as vice-president of the Western and Rutland transit companies and in the appointment of Ralph C. Caples as general agent of both the freight and passenger traffic departments of the New York Central.

case appears likely to continue through

The only testimony corroborative of

the telephone conversation in which

Cashier Arthur Campbell, according to

her attention sufficiently to fix itself

generally in her memory, she explained,

owing to the fact that no security had

been mentioned either by Gow or Maxwell

in asking Campbell to send over the check

Mr. Littleton objected in vain to the

he was one of the incorporators of the

lyn, where Gow did not live, and later in the Brooklyn Bank. Mr. Gow bought the stock in these institutions and paid for it—paid his way all along, said Mr. Littleton and added: "How different all this looks when you see that he was buying and paying his way along."

Then in 1907 Gow found that he could do better, counsel said, if these two banks could be made arms of a trust company, and he had taken legal advice as to how to accomplish this end.

"Gow never tried nor wanted to raise \$1,000,000 capital for this trust company," said Mr. Littleton. "All he wanted was to unite the capital, surplus and undivided profits of these two banks, amounting roughly to \$865,000, and then to raise the balance of the sum of \$1,000,000 capital. Gow knew nothing about Maxwell's telephoning and had no knowledge whatsoever of the alleged transaction, until they came to him with word that Maxwell's account was short and asked him to help make it good by a note for \$28,000 which he gave, getting Doolittle to sign it."

PRESIDENT BROWN IN.

New York Central Staff.

dent of the New York Central, took office

yesterday. W. H. Newman, the retir-

ing president, will remain in the offices

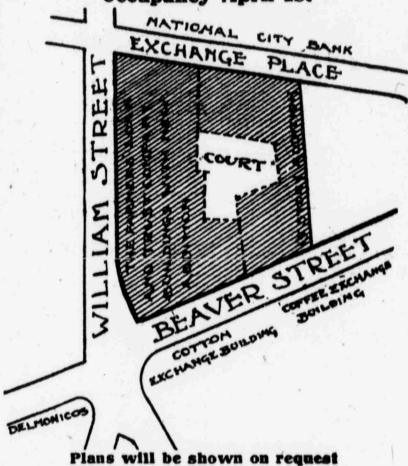
C. Brown, recently elected presi-

for this large sum.

TO LET FOR BUSINESS PURPOSES, TO LET FOR RUSINESS PURPOSES The Farmers' Loan & Trust Company's GOW'S TALK WITH BANK CASH-

IER ABOUT \$145,000 CHECK. New 15 Story Office Building

EXCEPTIONALLY LIGHT, ALL LATEST CONVENIENCES AND IMPROVEMENTS It Struck Trust Company's "Central" as Strange Because No Security Was Mentioned-State's Case Conclud Occupancy April 1st Mr. Littleton Opens for the Defence



Mooyer & Marston, Agents TELEPHONE 45 BROAD Exchange Place

### Mortgage loans wanted

in Greater New York. Rates low, quick answers. Call, or Telephone 6140 Cortland.

CITY REAL ESTATE.

Lawyers Title Insurance and Trust Company

CAPITAL \$ \$9,500,000 160 Broadway, New York.

Horace S. Ely & REAL ESTATE, 21 Liberty St. 27 W. 30th St.

## Geo. R. Read & Co. REAL ESTATE

Branch: 3 hast 35th St.

BOROUGH OF BROOKLYN-FOR SALE \$7,500-20-foot 3-story brick store; flat; Ralph av., near office; good business property; easy terms. KETCHAM BROS., 129 Ralph av., Brooklyn.

MEAL ESTATE FOR SALE-WESTCRESTER COUNTY.

Country & Suburban Homes Westchester County, N. Y.

If you contemplate buying, renting or building a home in the country, consult with

W. J. REED, SCARSDALE, N. Y.
7 E. 42d st., New York.
Tel. 5184—38th St.

### REAL ESTATE. 200 BUNGALOWS

Radford's Artistic Bungalows. illustrating 206 designs; views and plans.

Comest Houses, and How to Build Them; views and plans of 87 cement. plaster, concrete houses. Each \$1.00, postpaid. RADFORD ARCHITECTURAL CO., 261 Broadway, N. Y.

LONG ISLAND REAL ESTATE FOR SALE COUNTRY(ESTATE of 5 acres with large colonial hall, north abore of Long Island; price reasonable. C. S. post office box 882, New York city.

TO LET FOR BUSINESS PURPOSES account.

Mr. Littleton made the usual motions for dismissal of the suit and when they were denied opened his case. He sought to clear up the distinction between a breach of trust for which a person would be liable civilly and for larceny, dwelling on the necessity that to constitute larceny, as charged, there must be proved the intent, the purpose, to defraud another of his property or to put it to one's own use or to another's use. He told of the clean life of his client prior to Gow being invited to take part in the Borough Bank organization in Brooklyn, where Gow did not live, and later in the Brooklyn Bank. Mr. Gow bought the stock in these institutions and paid FACTORY SPACE WITH POWER.

Blanchard Bidg., Long Island City.

The finest factory building existing in Greater
N. Y., four blocks from 34th st. ferry; absolutely
freproof; insurance rate 111-5 per \$100, 35 ft. span
between columns; splendid light, electric power,
elevator service; railroad skiling on premises;
25,000 ft. on each floor; several floors skili avaitable; Immediate possession. Address J. F.
BLANCHARD, Fuller Bidg., N. Y.

APARTMENT HOTELS.

### HOTEL NARRAGANSETT 96TH SUBWAY EXPRESS STATION.

AMERICAN and **EUROPEAN PLANS.** J. Carl Tucker, Mgr.

SELECT APARTMENTS WASHINGTON HEIGHTS.

GRAND VIEW

# ST. NICHOLAS AV. AND 155TH ST. REDUCED RENTS: CONCESSIONS

Modern attractive high class Apartments 8 rooms and two baths, \$1,500 to \$1,000 4 rooms and bath (dentist), \$720. PORTER & CO., 159 WEST 125th ST.

ABOVE 14TH ST., WEST SIDE. **HUDSON GRANT VIEW.** 122d st , Claremont av., opp. Grant's Tomb.

Short walk from Manhattan st. subway station; 6, 7 and 8 very large round; sanitary kitchen; marble tile walls; all parquet floors safe; mail chute, automatic dumbwaiters, mirror doors, &c. Supt. on premises. SUITES of 9 and 10 rooms: 44 West 77th st.

AICHMOND REAL ESTATE FOR SA E. STATEN ISLAND—Fine country place to lease; about 24 acres; new house and barn; good fruit; convenient to New York city. Apply W. J. TAYLOR, 5 East 42d st.

DWELLING HOUSES TO LET. \$5TH ST., 48-50 W.—Three story and basement private dwellings to rent; open for inspection. TAYLOR, 5 East 42d st.

FURNISHED ROOMS TO LET. 116TH ST., 319 WEST-Beautifully furnished room for gentleman only, all conveniences. HELP WANTED-MALE.

ADVICE FREE—Patents promptly procured inventors' Guide FREE, EDGAR TATE & CO. Patent Attorneys, 245 Broadway.

PAWNUROKERS' SALES.

FOR SALE.

BOWLING BALLS, TENPINS and SUPPLIES of every description. REPAIRS BY EXPERT ME-CHANICS.

BUSINESS CHANCES

Baltimore & Ohio Railroad

Baltimore & Ohio Railroad
ROYAL BLUE LINE TRAINS
"Every Other Hour on the Even Moar."
TO BALTIMORE AND WASHINGTON.
Direct Connections in New Union Station.
Washington, with All Lines South.
Leave New York Daily. 23d St. Liby St.
WASHINGTON, Sleepers. 11:50 pm 1200 am
WASHINGTON, Diner, Parior. 7:50 am 8:000 am
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WASHINGTON, Diner, Parior. 6:50 pm 1:000 pm
WASHINGTON, Buffet, Parior. 6:50 pm 1:000 pm
WASHINGTON, Euffet, Parior. 6:50 pm 1:000 pm
Through Baily Trains to the West.
CHICAGO, CILUMBUS. 1:500 am 1:200 n'n
PITTSBURG, CLEVFLAND. 8:50 pm 1:200 n'n
PITTSBURG, CLEVFLAND. 8:500 pm 1:000 pm
CIN. ST. LOUIS LOUISV. 1:500 pm 1:200 pm
CIN. ST. LOUIS LOUISV. 9:50 pm 1:200 pm
Offices: 245, 434, 1300 Broadway, 6 Astor House,
225 Fifth Av. N. Y. 343 Fulton St. Brooklyn
West 23d St. and Liberty St.
After 6 P. M. Sleeplag Car reservation and full
information regarding trains, &c. can be obtained at Buréau of Information, B. & O. R. R.
23d St. Terminal. Phone No. Chelses 3144.

NEW ENGLAND NAVIGATION CO BOSTON AND POINTS IN NEW ENGLAND LONG ISLAND SOUND ROUTES.

FALL RIVER LINE VIA Newport and Fall River. Lv. Pier B. N. R., foot Warren St., week days and Sundays, 5:00 P. M. Strs. PURITAN and PROVIDENCE. Orchestra on each. NORWICH LINE Via New London and East LV. Pier 40, N. B., ft. Clarkson St., week days, 5:00 P. M.: Pier 70, E. R., ft. E. 22d St., 6:30 P. M. Surs. CHESTER W. CHAPIN and MAINE.

ACCOUNTANT—AN EXPERT ACCOUNTANT AND CREDIT MAN TO TAKE CHARGE OF OFFICE OF LARGE IMPORTING COMMIS-SION HOUSE SELLING DRY GOODS TRADE DEPARTMENT STORES AND MANUFACTUR-ERS: ONLY MEN WITH EXPERIENCE NEED APPLY, IN WRITING. ACCOUNTANT. 202 EAST 23D ST.

YOUNG MAN with experience in advertising and selling in varied lines, to write articles on specific advertising problems; man with ideas and the faculty of teiling what he knows. Call Tuesday, 9-12 A. M. on Mr. ZIMMERMAN, Room, 301, 44 East 23d at. WANTED—Clerk in office electrical concern to enter orders, extend prices, make himself gen-erally useful; hours regular; salary \$18. M., box 119 Nun office.

PATENTS.

L. L. FIRUSKI. Auct., 70 Bowery, sells 10
A. M., all pledges for unpaid loans from pawabrokers pledged previous to dates and numbers,
both inclusive, and all older ones as follows:
Feb. 4-Wm. Goldstone, 108 Park row, formerly
87 Park row, prior Jan. 1, 1908, to No. 50283.
Feb. 5-Otto Lawrence, 2603 8th av., prior Feb.
1, 1908, to No. 32300; J. Hariem, 608 8th av., prior
Jan. 25, 1908.
Feb. 5-Goldstone Bros., 518 6th av., prior Feb.
1, 1908, to No. 93350.
Feb. 5-M. Bruckhelmer, 1970 3d av., formerly
181 F. 108th 8t., prior Feb. 1, 1908, to No. 20200;
M. & E. Bruckhelmer, 2108 3d av., prior Feb. 1, 1998,
to No. 3030.
Feb. -D. Mayer, Hoboken; clothing.

JOS, SHONGOOD'S SONS, Auctrs., 19 Bow.

JOS. SHO NGOOD'S SONS, Auctrs. 14 Bow-ery, by Julius Shongood, Auctioneer; Feb. 2—Jeweiry, watches, diamonds, &c., ledged to Jan. 23, 1908; D. Silberstein's Sons, 10 6th av.; Silberstein Bros., 2457 8th av. Feb. 4—Watches, diamonds, jeweiry, &c., piedged to Jan. 1, 1908, to No. 58700, also No. 34633, diamond carrings and two diamond rings piedged May, 1907; No. 34684, two watches and three chains piedged May, 1907, and all goods hold over; B. & S. Aufses, 279 Stanton st. Feb. 5—Ciothing, &c., piedged to Jan. 29, 1908; A. Rhode, 807 Columbus av. Feb. 8—Clothing, &c., pledged Aug. 31, 1907, to Jan. 15, 1908. No. 70742 to No. 75001; Hudson Col lateral Co., 764 Amsterdam av.

lateral Co., 764 Amsterdam av.

CENTRAL AUCTION CO., M. Sheehan, Auctioneer, 152 Canal st., sells 11 A. M.:
Feb. 3—By John/Simpson, 164 Bowery; diamonds, jewelry, sliverware, &c., piedged previous to No. 3000, Nov. 1, 1907 and all goods held over. Feb. 8—By McAleenans', 1330 Broadway; unredeemed piedges running from No. 13000 of 1907 to No. 1 of 1908, both laclusive, and all piedges left over from former sales.
Feb. 9—By J. Simpson & Co., 225 Park row; diamonds, jewelry, &c., piedged previous to Dec. 1, 1907, Nos. 1 to 55000, and all goods held over from former sales.

CENTRAL AUCTION CO., Wm. McCarty, Auctioneer, 160 Canal st., sells 10 A. M.:
Feb. 8—By M. Lavery, 39439th av. and 2277 3d av.; clothing piedged to Jan. 15, 1908.

REGULATION BOWLING ALLEYS

The Brunswick-Balke-Collender Co. of N. Y. Salesrooms, 31 and 33 West 22d St.

FINANCIAL assistance arranged for corpora-tions, First Mortgage Bond issues prepared and handled. Corporations organized. Address Box 110 Sun uptown office, 1363 Broadway.

Huffalo Express. "a. 40 AP "c. 50 AM Buffalo-Chicago Express. "b9 40 AM "d7 50 AM BLACE DIABOND EXPRESS. "155 AM "17.400"x "b. 40 PM "25.40 PM "7.55 PM "7.55 PM "8.00 PM "8.0 Ticket Offices: 5% and 1400 Brundway.

NEW HAVEN LINE For New Haven, Hartford, Springfield and North. Week days only. Lv. Pier 28, E. R., 3:00 P. M. Str. RICHARD PECK. Tickets, Staterooms and Information at N. Y. Transfer and Tourist Offices and at Piers.

NEW ENGLAND NAVIGATION CO.

PONGE OF LEON ... St. Augustine ALGAZAN ... St. Augustine OR WOOND ... Overend on-the-Raiffax THE BREARERS ... Palm Beach ROYAL POINGIANA ... Palm Beach ROYAL PALM ... Mannet, Rahema fele. At LONG REV, St reflee south of Mismi, has been established an ideal fishing came, with overy conform.

117 MILES NEARER CUBA. ... 117 MILES NEARER CUBA. The new rall line along Florids Kays is completed to Knights Kay and operating the ... OVER BEAL LIGHTED ... with through Palman Sheeping and Drawing Room Care from New York, with daily stemmables to Key West and Havana. For all information apply to FLORIDA EAST COAST ... 126 ADMISSION OF THE PARTY AVE. ... MEW YORK OR OT. AUGUSTINE, PLA. WINTER RESORTS NEW JERSEY.

Lakewood.

# The Lakewood Hotel

Lakewood, N. J. The Hotel that made Lakewood Famous." PERFECTLY APPOINTED. RE-PLETE WITH EVERY MODERN COM-HYDROTHERAPY BATHS, BOWLING ALLEYS, TENNIS AND SQUASH COURTS IN THE HOTEL.

American Plan Special Low Rates Until Middle of February.

Golf Links under same management. D. P. SIMPSON, Manager. LAKEWOOD, N. J.

THE LAUREL HOUSE NOW OPEN. A. J. Murphy. Manager.

Season October to June.

LAUREL-IN-THE-PINES Frank F. Shute, Manager. The hotels are favorably known for their standard of excellence and patronage since the inception of Lakewood. Every outdoor sport.

BARTLETT INN, LAKEWOOD, N. J.

THE LEEDS COMPANY

Come to Atlantic City and enjoy the delights of the Sea Shore combined with the comforts and conveniences which this tamous All-the-year resort has to offer. Hotel Dennis

always open and maintains an unobstructed ALBEMARLE Virginia Ave., near Beach ern and leading moderate rate Hotel: 100 sunny front rooms; private baths; Elevators; steam heat; sun pariors; music. Excellent table, own farms and dairy; white service. Special rates 39 to \$17.80 weekly; \$2.00 up daily. Booklet. J. P. COPE.

mearlborough - Blenbeim Josiah White & Sons Company.

**HOTEL TRAYMORE** 

Fall-Winter-Spring-Summer

RICHMOND, VA.

The Most Magnificent Hotel in the South EUROPEAN PLAN EXCLUSIVELY.
Rooms single and on spite, with and without atb. Rates \$1.50 per day and apwards.
For booklets and reservations address
P. M. FRY, Manager.

HAMPTON TERRACE AUGUSTA, GEORGIA Most magnificently furnished Winter Resort Hotol in America. Ideal winter climate. Unexcelled cuisine, Spiendid orchestre. Goif, riding, driving, motoring, etc. Write for beoklet. Private car parties taken by special side track to hotel door.

THE CLARENDON SEABREEZE
FLORIDA
ON ORMOND-DAYTONA REACH.
Accommodates 400. 100 bathroom suites. Dining-room overlooking Atlantic Ocean. Telegraph office and library in hotel. Every room
steam heated, Turkish and hot sea baths. Garage
and complete repair shops. Golf links with fully
equipped club house; surf bathing.
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SLAVONIA... Apr. 1, Boon; May 20, July 8
"Also calls at Genoa... Apr. 15. Boon; June 8
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